

CONCLUSION

It is the current philosophy of both the County and the State Government that older suburban communities deserve special consideration and should be preserved. Preservation of older communities allow continued use of existing infrastructure and services, and discourages suburban sprawl. The concerns identified in this report are not insurmountable. The community should be commended for bringing these concerns to the County's attention. Many of the concerns can be remedied via a concerted effort involving the County government, the Ralston Community and the surrounding area businesses, including the Pikesville Chamber of Commerce.

While the Ralston Community Association will be essential participants in stabilizing their neighborhood, it is incumbent upon the County to provide the necessary support services to fuel the stabilization effort. The County can demonstrate its commitment to this stabilization effort by

reinvesting in the infrastructure of the Ralston Community. The County's action could increase civic pride and encourage more homeowner participation. The adoption of this community plan by the County Council reflects the County's commitment to preserve the Ralston Community. In order to stabilize the Ralston Community, Ralston must become more attractive to potential home buyers, and assure existing homeowners of the continuing quality of the Ralston lifestyle.

The following matrix summarizes the task resources and participants necessary to stabilize the Ralston Community:

Ralston Community Plan Implementation Guide Recommendations

| Goal /Objectives | Participants | Action Steps | Resources |
|--------------------------------------|--|---|---|
| 1. Public Safety | | | |
| Improve security and Police presence | Ralston Community Association | Organize Citizens on Patrol Unit Apply for crime prevention grant | Baltimore County Police Department |
| 2. Rental Properties | | | |
| Increase home ownership | Ralston Community Association County Office of Community Conservation | Promote Ralston as a great place to own a home. | Comprehensive Housing Assistance Inc. (CHAI) Neighborhood Housing Services Realtors and Banks |
| 3. Code Enforcement | | | |
| Eliminate Code Violations | Ralston Community Association | Organize Code Enforcement Committee Advise community of most common zoning violations Accept anonymous complaints and forward to County | County Department of Permits and Development Management, Code Enforcement Division |

4. Traffic

Minimize non-local traffic

Ralston Community Association

Conduct traffic study of local streets

County Department of Public Works, Traffic Engineering and Transportation Planning Division

5. Open Space

Increase Open Space

Ralston Community Association

Identify potential Open Space

County Department of Recreation and Parks

County Office of Community Conservation

6. Infrastructure

Improve existing infrastructure *

Ralston Community Association

Identify needed infrastructure improvements

County Department of Public Works

7. Land use & Zoning

Participate in land use decisions

Ralston Community Association

Oppose zoning request that are not compatible with residential uses

County Office of Planning

Baltimore County Council

***See Exhibit 7A**